



Andrew Pearce
PINNER

WEST END AVENUE, PINNER, MIDDLESEX HA5 1BW



Offered for sale with no onward chain and requiring some modernisation throughout, this charming four-bedroom detached house presents a fantastic opportunity to create a wonderful family home.

Upon entering, you are greeted by a spacious entrance hall. From here, doors provide access to all rooms, including a convenient WC. The front aspect features a bright and airy living room, bathed in natural light. The fitted kitchen, equipped with a range of eye and base level units, has a door to the rear garden, making it perfect for family gatherings and entertaining. Adjacent to the kitchen is a generously sized double-aspect dining room.

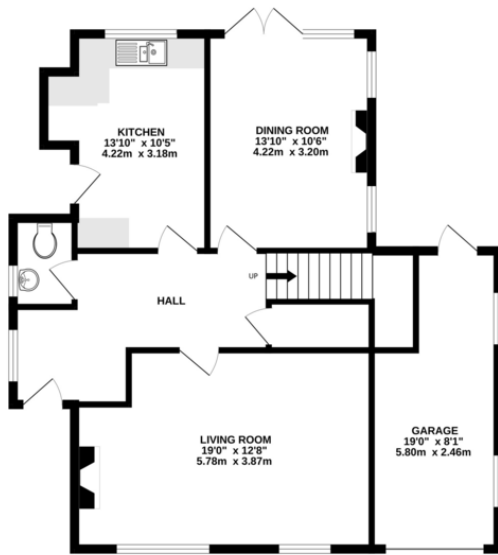
The first floor accommodates four well-proportioned bedrooms and a family bathroom, offering ample space for a growing family.

Outside, the rear garden is a tranquil retreat, featuring a lawn area bordered by mature shrubs and trees, providing a sense of privacy and seduction. The front of the property boasts an integral garage with an electric up-and-over door, along with off-street parking for up to four cars.

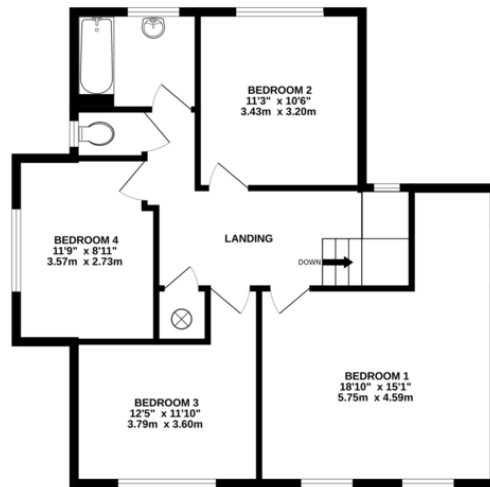


Nestled in a highly sought-after and peaceful residential area, this stunning character-filled detached property is positioned near the beautiful Pinner Memorial Park. It is also conveniently close to central Pinner amenities and the esteemed West Lodge School, making it an ideal location for families.

GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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